

highly regulatory, governing building scale, architectural features, building materials (e.g., siding for housing) and even construction techniques. They are not a requirement in form-based codes.

Street Standards. Street standards share the same objective as architectural standards, but instead apply to hardscape and landscape materials, including tree species and paving type. They are key to developing a coherent streetscape and a connection to public space. Although street standards vary in specificity, they are more prescriptive than architectural standards and are an essential component of form-based codes.

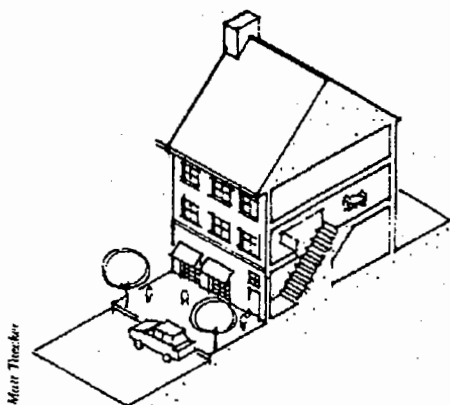
APPLICATION OF FORM-BASED ZONING

Form-Based Coding. This technique provides detailed prescriptions of physical form in a well-illustrated, clear plan. The clarity and prescriptive nature of the plan allows developers to avoid the long, unpredictable review processes common to traditional zoning. Form-based coding often is implemented through a "parallel" approach where new codes

are applied as an option to existing codes. Incentives for using the form-based option, including expedited permitting processes and tax breaks, can enhance its appeal to developers and lead to implementation. Developers and architects praise the clarity of a form-based code and the more predictable, streamlined review process. Also, citizens value the opportunity to shape their communities through public design charrettes. Still, adoption and implementation of form-based codes requires considerable political will to overcome skepticism among politicians and creditors.



The diversity of paving and plantings create a vibrant pedestrian experience.



The live-work unit is a popular housing alternative for home-based entrepreneurs.

Form District Zoning. This technique defines districts according to distinguishable development patterns or desired formal characteristics, such as building form and orientation, street grid, and streetscape. This approach can apply to an entire region or specific districts within a city or region with common characteristics (e.g., architectural style or proximity to transit stations). Current applications of form district zoning use a two-tiered approach to incorporate

existing zoning regulation. The form districts regulate physical form and design while existing zoning districts regulate use.

Form district zoning respects and adheres to the diversity of existing patterns while providing developers a more flexible and

The two-tiered approach is a politically feasible way to rezone an entire region. As form district zoning becomes more established, it may merge with elements of use-based zoning, creating a hybrid option. **Franz Heitzer ■**

Examples of Form-Based Codes

Arlington, Virginia, Columbia Pike Special Revitalization District Form-Based Code, www.co.arlington.va.us/forums/columbia/current

Austin, Texas, Traditional Neighborhood District Ordinance, www.ci.austin.tx.us/development/ldc1.htm

Columbus, Ohio, Traditional Neighborhood Development Article, www.columbusinfobase.org/eledib/elechome.htm

Gainesville, Florida, Land Development Code, Traditional City Neighborhood Development, comdev.cityofgainesville.org

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